



City of Arts & Innovation

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT Planning Division

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Planning Commission of the City of Riverside, in the Council Chamber of City Hall, 3900 Main Street, Riverside, California, on Thursday, November 3, 2016, relative to an Environmental Impact Report that has been prepared on the following matter beginning at the approximate time indicated below. No item will be heard before the time indicated, but possibly later.

9:00 a.m.

PLANNING CASES P14-1072, P14-1081, P14-1082, P16-0101, P16-0102, AND P16-0103: Proposal by Hillwood Enterprises L.P. and The Magnon Company to consider an Environmental Impact Report for the construction of two industrial warehouse buildings, Building 1 (1,012,995 square feet) and Building 2 (352,174 square feet), to operate as a distribution center. This proposal involves the following entitlements: 1) an amendment to the General Plan Circulation Element and to the Sycamore Canyon Business Park Specific Plan Circulation Plan to remove planned but unconstructed streets; 2) Tentative Parcel Map No. 36879 to consolidate 17 parcels into two parcels; Minor Conditional Use Permit to permit industrial buildings greater than 400,000 square feet in area; 3) Design Review of a plot plan and building elevations for the construction of two distributions centers and on-site improvements; and 4) Grading Exceptions for creation of slopes in excess of 20 feet in height and Variance to allow fewer parking spaces than required by the Zonin Code. This 76-acre property is located on the west side of Lance Drive between Sierra Ridge Drive and Dan Kipper Drive, in the BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park Specific Plan) Overlay Zones, in Ward 2. Contact Planner: Patricia Brenes (951) 826-2307, pbrenes@riversideca.gov.

Specific questions regarding a particular case should be directed to the appropriate Contact Planner; general questions regarding this notice or other matters should be directed to the Public Information Section at (951) 826-5371.

Copies of the Draft Environmental Impact Report are available for inspection at the Planning Division of the Community & Economic Development Department, City Hall, 3900 Main Street, Riverside and can also be viewed on the City's website: <https://riversideca.gov/static/planning/>. The Draft Environmental Impact Report is also available for public review in the reference section of the Riverside Main Public Library, 3581 Mission Inn Avenue, Riverside, CA 92501 and Riverside Public Library, Orange Terrace Branch, 20010-B Orange Terrace Parkway, Riverside, CA 92508.

Copies of the Final Environmental Impact Report will be available for inspection and/or purchase on or about January 2017, prior to City Council consideration of the project, at the Planning Division of the Community & Economic Development Department, City Hall, 3900 Main Street, Riverside, CA 92522.

Decisions of the City Planning Commission are appealable to the City Council within ten calendar days of the meeting date. Appeal procedures are available from the Planning Division of the Community Development Department.

City of Riverside Community & Economic Development Dept. – 3900 Main Street – Riverside, CA 92522 – (951) 826-5371

Interested persons are invited to appear at the hearings to express their opinions on the above matter.

If you challenge any of the above proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division of the Community & Economic Development Department of the City of Riverside at, or prior to, the public hearing.

Copies of the staff report will be available on Saturday, October 22, 2016, on the City's webpage at <https://riversideca.legistar.com/Calendar.aspx>

DATE: October 20, 2016

Ted White, City Planner, City of Riverside

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